

## SECTION 4: COMMERCIAL DISTRICT (C)

**4.1 Purpose.** The purpose of this district is to provide for commercial establishments necessary to serve the needs of both area residents and the traveling public. Where the compatibility standards are met, it is also intended to allow for mixed commercial and residential uses and, as with the MU District, persons living or choosing to live in this area are aware of the variety of possible adjacent land uses and have accepted such possibilities as both acceptable and desirable. Uses in this District must meet all compatibility requirements detailed in Section 6.

**4.2 Principal Uses.** Principal uses permitted in the Commercial Zoning District are listed below. With the exception of agriculture and agricultural structures, all principal uses require an administrative land use permit from the Planning Department prior to any construction. See section \_\_\_\_ for an explanation of the permitting process.

| Use  | Comments   |
|--|--|
| All principal uses in the RR/A and MU District |  |
| Alcohol/Gambling Establishment                 | Gambling establishments are only allowed as a secondary use. |
| Amusement and Recreation Facilities            |  |
| Automobile Fuel Sales                          |  |
| Automobile Washing Establishment               |  |
| Fireworks Stands                               |  |
| Hotels and Motels                              |  |
| Manufacturing, Light                           |  |
| Nursing and Residential Care Facilities        |  |
| Repair   |  |
| Retail, Large Scale                            |  |
| Solid Waste/Recycling Transfer Station         |  |

**4.3 Conditional Uses.** Conditional uses permitted in the Commercial Zoning District are listed below. A conditional uses will require a conditional use permit (CUP) prior to establishment. A CUP will require a public hearing and may require conditions to mitigate potential impact to surrounding properties. If a conditional use is approved, any new construction will require a land use permit.

| Use                            | Comments                      |
|--------------------------------|-------------------------------|
| Asphalt Mixing Plants          |                               |
| Communication Towers           |                               |
| Essential Services, Type II    | As defined in this Regulation |
| Golf Courses and Country Clubs |                               |

|                                   |                               |
|-----------------------------------|-------------------------------|
| Junkyards and Salvage Yards       |                               |
| Manufacturing, Heavy              | As defined in this Regulation |
| Non-Conforming Uses, Expansion    |                               |
| Sand and Gravel Mining Operations |                               |

**4.4 Setbacks.** There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 6.2.5. For residential uses, setbacks shall be controlled by existing covenants.

**4.4.1** When a lot owner owns multiple lots, lot owners may build across lot lines and use a zero lot line. Setbacks and/or landscaped buffers apply on the outer lot lines.

**4.5 Maximum Building Height.** Building height is limited to 60 feet above average grade. A building height of greater than 60 feet requires a conditional use permit.

**4.6 Density.** There is no maximum density required.

**4.7 Other Standards.**

**4.7.1** Residential and Commercial uses may be mixed in the same building.

**4.7.2** Refer to Section 6 for other potential development standards which may apply.